061.0	0002	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	769,700	/	769,700
USE VALUE:	769,700	/	769,700
ASSESSED:	769,700	/	769,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
169	-171	LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARLSON-HILL LISA K ETAL/ TRS
Owner 2:	ELNA M CARLSON REVOCABLE TRUS
Owner 3:	
Street 1:	175 LOWELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARLSON ELNA M -
Owner 2:	-
Street 1:	14 BIGELOW AVE
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1970, having primarily Clapboard Exterior and 1976 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6123.000	347,100		422,600	769,700
Total Card	0.141	347,100		422,600	769,700
Total Parcel	0.141	347,100		422,600	769,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.52 /Parcel: 389.52

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	40459
GIS Ref	
GIS Ref	
Insp Date	10/26/18

!5321!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 061.0-0002-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	347,100	0	6,123.	422,600	769,700		Year end	12/23/2021
2021	104	FV	328,700	0	6,123.	422,600	751,300		Year End Roll	12/10/2020
2020	104	FV	328,700	0	6,123.	422,600	751,300	751,300	Year End Roll	12/18/2019
2019	104	FV	308,200	0	6,123.	416,500	724,700	724,700	Year End Roll	1/3/2019
2018	104	FV	308,200	0	6,123.	320,000	628,200	628,200	Year End Roll	12/20/2017
2017	104	FV	288,800	0	6,123.	301,800	590,600	590,600	Year End Roll	1/3/2017
2016	104	FV	288,800	0	6,123.	277,700	566,500	566,500	Year End	1/4/2016
2015	104	FV	246,500	0	6,123.	259,600	506,100	506,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:59:34

LAST REV

Date	Time
07/08/21	12:42:47
mmcmakin	

USER DEFINED

Prior Id # 1:	40459
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5321

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARLSON ELNA M,	77968-538	1	6/9/2021	Convenience	1	No	No		
CARLSON ELNA M	51766-118		10/7/2008	Family	1	No	No		
	12805-31		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/13/2013	1222	Re-Roof	6,350	C				
7/1/2010	779	Window/S	3,000					INSTALL WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	CC	Chris C
5/5/2014	External Ins	PC	PHIL C
1/10/2014	Info Fm Prmt	EMK	Ellen K
12/1/2008	Meas/Inspect	336	PATRIOT
4/18/2000	Entry Denied	270	PATRIOT
1/13/2000	Mailer Sent		
1/7/2000	Measured	163	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6123		Sq. Ft.	Site		0	70.	0.99	6									422,584						422,600	

Total AC/HA:	0.14056	Total SF/SM:	6123	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 422,584	Spl Credit	Total: 422,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	29.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	29.9	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.18137646
Const Adj.:	0.98245209
Adj $ / SQ:	174.097
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	495133
Depreciation:	148045
Depreciated Total:	347088

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

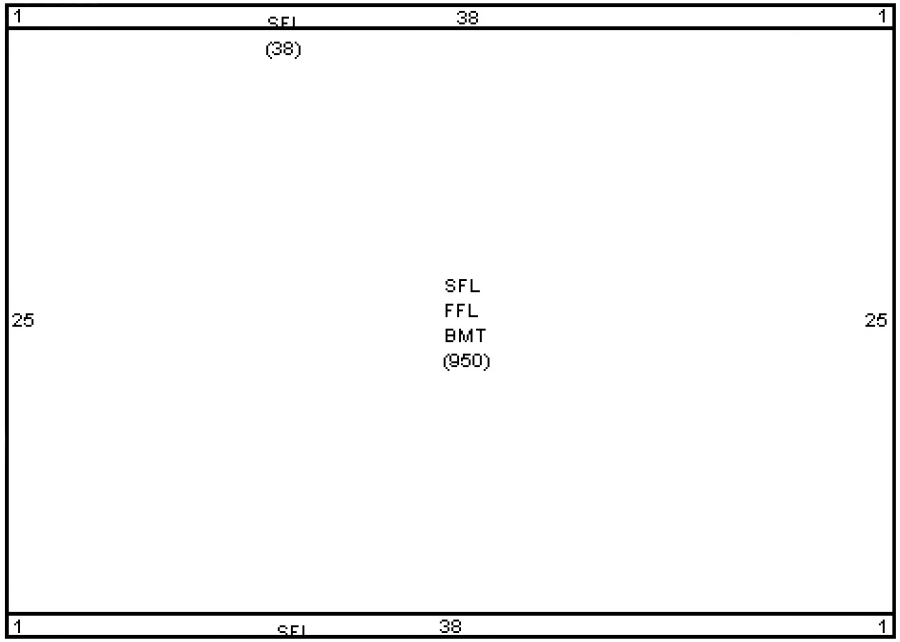
No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	174.10
Special Features:	0	Val/Su Net:	118.63
Final Total:	347100	Val/Su SzAd	175.66

SKETCH



4

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,026	174.100	178,623
BMT	Basement	950	52.230	49,618
FFL	First Floor	950	174.100	165,392

Net Sketched Area:	2,926			Total:	393,633
Size Ad	1976	Gross Area	2926	FinArea	1976

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

061.0-0002-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	